

043.0

0001

0008.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
930,200 / 930,200
930,200 / 930,200
930,200 / 930,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41-43		PHILIPS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DONDERO JOHN R	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 43 PHILIPS ST	
Street 2:	

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: DONDERO DOROTHY J -
Owner 2: LIFE ESTATE -
Street 1: 43 PHILIPS ST
Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .116 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1934, having primarily Wood Shingle Exterior and 2484 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL 100	water	
o	Sewer	
n	Electri	
Census:	Exempt	
Flood Haz:		

D	Topo	1	Level
s	Street		
t	Gas:		

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

5/15/2014 451	Window/S	52,235					
10/18/2006 891	Re-Roof	2,000					
3/10/1995 98	Manual	3,300					ROOF
8/11/1994 410	Manual	2,200					REPAIR PORCHES

ACTIVITY INFORMATION
Date Result By Name

11/30/2018 MEAS&NOTICE	CC	Chris C
6/18/2014 External Ins	PC	PHIL C
1/6/2009 Meas/Inspect	345	PATRIOT
3/2/2000 Mailer Sent		
3/1/2000 Measured	268	PATRIOT
11/1/1981	MM	Mary M

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family	5043	Sq. Ft.	Site	0	80.	1.13	1															

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5043.000	468,100	5,100	457,000	930,200	
Total Card	0.116	468,100	5,100	457,000	930,200	Entered Lot Size
Total Parcel	0.116	468,100	5,100	457,000	930,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	374.48	/Parcel: 374.48	Land Unit Type:

Parcel ID	043.0-0001-0008.A

User Acct	29882
GIS Ref	
GIS Ref	
Insp Date	11/30/18
	13620!

PRIOR ID # 1:	29882
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	12/29/21
PRIOR ID # 2:	23:21:56

PRINT	Date	Time
	12/29/21	23:21:56

LAST REV	Date	Time
	04/09/19	14:35:18

ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	

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